

GRADE A OFFICE/LAB SPACE TO LET

# Building 8200

Ground floor 4,663 sq ft (433 sq m)

First floor 5,405 sq ft (502 sq m)

# 8200



Cambridge  
Research Park



**Building 8200 is prominently set within 112 acres of business park with pleasant views over superb natural surroundings and central lake.**

**Designed with flexibility and divisibility in mind it will suit a range of office and R&D occupiers seeking high profile, modern HQ style accommodation.**





## VIRTUAL TOUR

Click to view (whole of ground floor)



### Specification

- Three pipe VRF heating and cooling via air source heat pumps
- Suspended ceilings
- 150mm fully accessible raised floors
- Recessed LG7 lighting
- 8 person hydraulic lift
- Male, female, accessible WCs and shower facilities on each floor
- Floor to ceiling heights at ground floor capable of accommodating laboratory accommodation
- Additional drainage
- 1 : 260 SQ FT car parking ratio
- BREEAM Rating of "Very good"
- Construction and design warranties are available
- Covered bicycle parking
- 24 hour on site manned security and CCTV
- Internet facilities providing broadband and fibre optic links

The ground floor of Building 8200 benefits from its own front door off the communal entrance lobby. The immediate space beyond would function well as a statement reception/welcome area.



Computer Generated Image is indicative only



The expansive interior space facilitates a myriad of configurations, which could include distanced banks of desks punctuated by break-out areas as illustrated below.



Computer Generated Image is indicative only

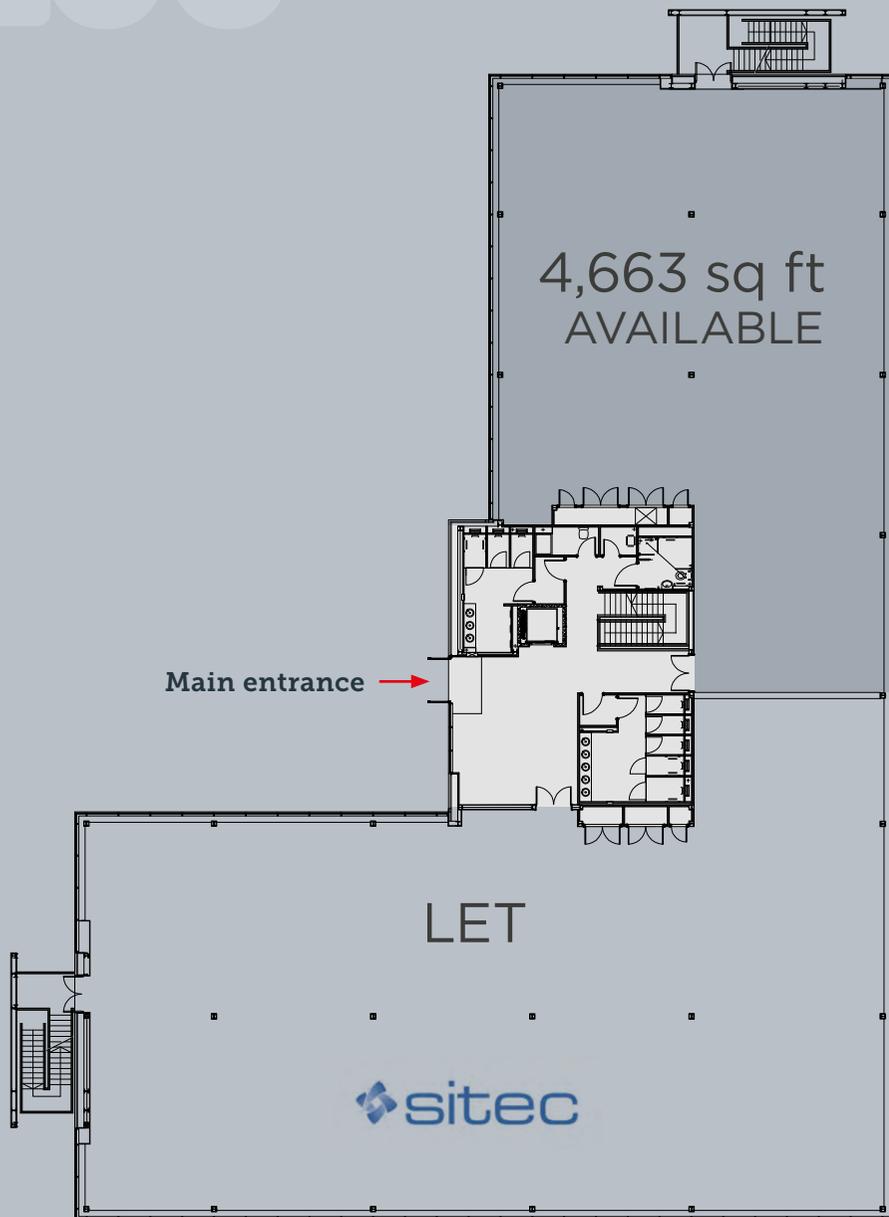


The suite also has the capability of being fitted for a range of Research & Development and life science uses, including wet/dry laboratory accommodation and associated write-up space.

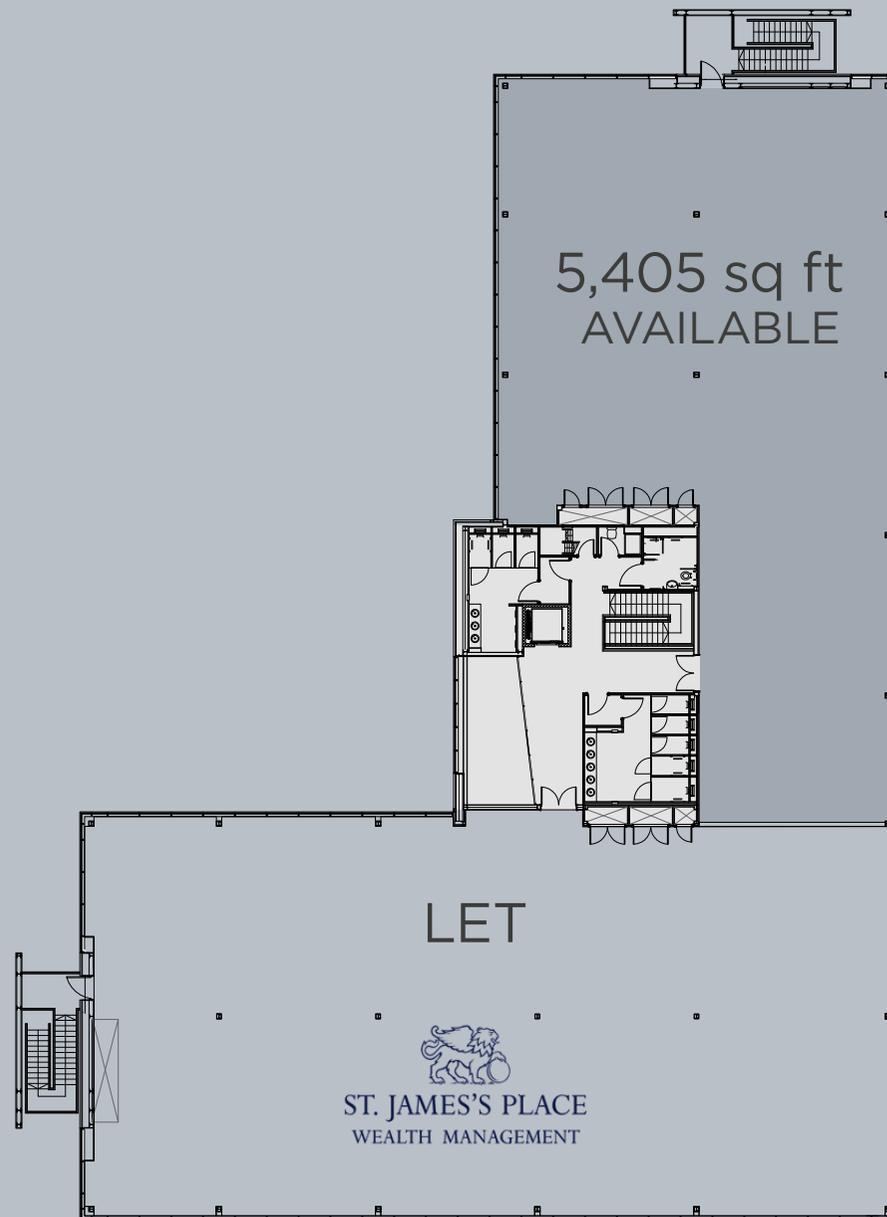


Computer generated image

# 8200



Ground Floor



First Floor



Nature Reserve

Inotec AMD LTD

NHS

STEMCELL TECHNOLOGIES

sitec

seapura

Ely  
9 miles

Vindis

Building 8200

ST. JAMES'S PLACE WEALTH MANAGEMENT

horizon  
INSPIRED CELL SOLUTIONS

The Boardwalk Centre



Shuttle Bus stop



Entrance

KIER

A10

Cambridge Research Park

Central Cambridge  
7 miles

TeraView

UNIVERSITY OF CAMBRIDGE



Waterbeach Station  
3 miles

oval  
MEDICAL TECHNOLOGIES

XARR

GRIFOLS

Enterprise

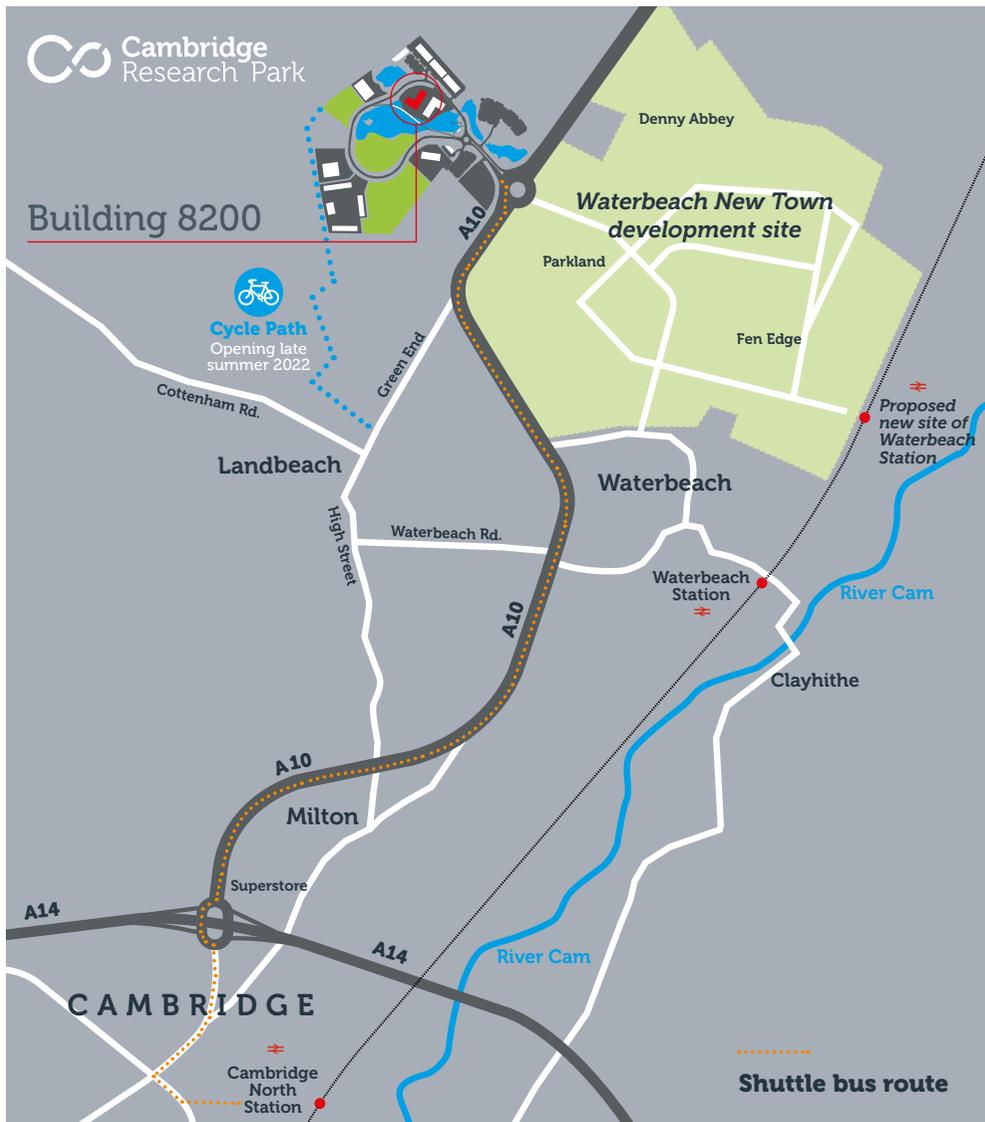
Cambridge North Station  
5.5 miles

CAMBRIDGE PHARMA  
AN SMC LTD COMPANY

biochrom

AMT  
APPLIED MEDICAL TECHNOLOGY

Development plots



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